

Babcock Overlay Zoning District  
Pattern Book #4

Subdivision Approval

June 2016

As approved by the Board of County Commissioners, the Babcock Ranch Pattern Book is a flexible and innovative planning tool that outlines some of the possible parameters for the implementation of development approvals for Babcock Ranch. Pursuant to the Babcock Overlay Zoning District, Section 3-9-51.(a)(E), "Pattern Books may be submitted to define development parameters and design standards applicable within a defined site, area or subdistrict to establish some or all of the governing design parameters and standards, which may constitute waivers of submittal requirements and deviations, including but not limited to: setbacks, building heights, building orientation, parking, loading, landscaping, lighting, signage, density, intensity, lot sizes, coverages, and standards for roadway design and rights-of-way. Approval of Pattern Books shall be issued by the Zoning Official or designee (Zoning Official) upon finding that standards, waivers, and deviations are consistent with public health, safety and welfare."

Development of Phase 1A was the initial portion of the Babcock Ranch development, consisting of residential and non-residential development in and around the Town Center. Concurrently with the development of Phase 1A, there was development of the Town and Country Utility Water and Wastewater facilities, the development of the FPL Solar Array and the FPL substation adjacent to the utility site. The completion of the utility plants and related infrastructure is scheduled to coincide with the completion of the initial development of model homes as well as Town Center and Neighborhood Center non-residential development.

The second Pattern Book approved for the development of the Babcock Ranch pertained specifically to Phase 1A development. It proved to be a successful method for development of that phase. This Pattern Book provides development parameters, similar to those initially approved for Phase 1A, to future subdivisions within Babcock Ranch, recognizing the unique characteristics of the project, and extensive permitting that has occurred through State and Federal Agencies.

The following procedures are approved for all development within the Babcock Ranch Master DRI area:

A. Final Site Plan Approval. In order to keep development approvals moving in a timely manner, the Developer may submit the final site plan application for Site Plan review upon approval of the preliminary plat by the Planning and Zoning Board. Final Site Plan approval may contain a condition that the approval is conditioned upon Preliminary Plat approval by the Board of County Commissioners.



B. Grading. The County will issue clearing and grading permits upon approval of the preliminary site plan provided the Developer has obtained all necessary State and Federal permits for the clearing and grading. This approval will include any county approvals necessary for Gopher Tortoise Relocation.



C. Building Permits. Developer can submit building permit applications for review upon approval of the preliminary plat by the Planning and Zoning Board. Building permits can be issued upon approval of the preliminary plat by the Board of County Commissioners. Temporary Certificates of Occupancy can be issued prior to completion of the utility infrastructure, but Final Certificates of Occupancy for structures, other than "dry" model homes, will only be issued upon completion of necessary utility infrastructure.



D. Common Area Buildings, Construction Trailers, Sales Centers and Model Homes. Building permits may be issued for Common Area Buildings, Construction Trailers, Sales Centers and Model Homes upon approval of the preliminary plat by the Planning and Zoning Board. Common Area Buildings include non-residential buildings which may be built in the Town Square area, Neighborhood Center, Welcome Centers, clubhouses and buildings that will house schools and other institutions.



E. This Pattern Book supersedes and replaces Pattern Book #2.

Approved this 9 day of June, 2016.

Zoning Official